



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755  
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina  
Mark Ridley-Thomas  
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Don Knabe  
Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

**ADOPTED**

**BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES**

September 15, 2009

Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

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SEPTEMBER 15, 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**ADOPT RESOLUTION APPROVING ISSUANCE OF MULTIFAMILY HOUSING  
MORTGAGE REVENUE BONDS FOR 105TH STREET & NORMANDIE SENIOR  
HOUSING, A MULTIFAMILY HOUSING DEVELOPMENT LOCATED IN  
UNINCORPORATED WEST ATHENS/WESTMONT (DISTRICT 2) (3 VOTE)**

**SUBJECT**

This letter recommends that your Board approve the issuance of Multifamily Housing Mortgage Revenue Bonds to finance the site acquisition and construction of 105th Street & Normandie Senior Housing, a 62-unit multifamily rental housing development to be located in unincorporated West Athens/Westmont.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that adoption of a resolution approving the issuance of Multifamily Housing Mortgage Revenue Bonds is not subject to the California Environmental Quality Act because the proposed activity will not have the potential for causing a significant effect on the environment.
2. Adopt and instruct the Chairman to sign a resolution approving the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority of the County of Los Angeles in an amount not exceeding \$8,000,000 to Normandie Senior Housing Partners L.P. to finance the site acquisition and construction of 105<sup>th</sup> Street & Normandie Senior Housing, a 62-unit multifamily rental housing development to be located at 10402, 10408, 10410 and 10426 South Normandie Avenue, 1344 West 104<sup>th</sup> Street and 1335 West 105<sup>th</sup> Street in unincorporated West Athens/Westmont.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve the issuance of Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not exceeding \$8,000,000 in order to finance the site acquisition and construction of 105th Street & Normandie Senior Housing.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund.

Normandie Senior Housing Partners L.P. will repay the bonds solely through rent revenues, and will pay all fees and related costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

105<sup>th</sup> Street & Normandie Senior Housing (Project) will be located at 10402, 10408, 10410 and 10426 South Normandie Avenue, 1344 West 104<sup>th</sup> Street and 1335 West 105<sup>th</sup> Street in unincorporated West Athens/Westmont. The Project will be a three-story apartment building, comprised of 55 one-bedroom units and seven two-bedroom units. Six of the one-bedroom units will be reserved for households with incomes that do not exceed 25% of the area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area (MSA), adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). Twenty-three of the one-bedroom units will be reserved for households at 45% AMI or below, and the remaining 26 one-bedroom units will be reserved for households at 50% AMI or below. Of the seven two-bedroom units, six will be reserved for households with incomes that do not exceed 45% of AMI, and one will be a manager's unit with no affordability requirements. The affordability requirements will remain in effect for 55 years. Six of the affordable units will be occupied by special needs households.

Pursuant to Section 147(f) of the Internal Revenue Code, the Housing Authority conducted a public hearing regarding the issuance of the bonds on June 9, 2008 at its office located at 2 Coral Circle in Monterey Park. The hearing was held in order to inform the public about the Project and is required prior to issuance of the bonds. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the Project.

On July 8, 2008, your Board adopted a resolution approving issuance of the bonds. Adoption of the resolution approving issuance of the bonds is required prior to submission of the Housing Authority's application to California Debt Limitation Allocation Committee (CDLAC) for a private activity bond allocation. This action, however, did not authorize the issuance and sale of the bonds. We will return to the Board of Commissioners of the Housing Authority for this authorization at a later date.

Under Internal Revenue Code regulations, the resolution approving bond issuance is valid for 12 months, and the bonds must be issued by the end of that period. Due to delays in funding, the issuance of the bonds was postponed. The approval of the CDLAC allocation will not occur until December 16, 2009.

Therefore, your Board is being asked to adopt the attached Resolution to approve issuance of the bonds. This will extend the deadline beyond July 8, 2009, and allow the bonds to be issued any time before September 15, 2010. In preparation for this action, the Housing Authority conducted another public hearing on July 10, 2009, at its office located at 2 Coral Circle in the City of Monterey Park. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the Project, and we anticipate that the bonds will be issued prior to March 16, 2010.

The attached resolution was prepared by Orrick, Herrington & Sutcliffe, Housing Authority Bond Counsel, and approved as to form by County Counsel.

#### **ENVIRONMENTAL DOCUMENTATION**

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. These activities are not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

The EA/MND was prepared for the project pursuant to the requirements of the National Environmental Policy Act. Based on the conclusions and findings of the EA/MND, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on February 7, 2007. Following the required public and agency comment period, HUD issued a Release of Funds for the project on February 21, 2007.

In accordance with the requirements of CEQA, the Board of Commissioners of the Community Development Commission approved the Environmental Assessment/Mitigated Negative Declaration (EA/MND) for this project on November 6, 2007. The Board of Supervisors, acting as a Responsible Agency, approved the EA/MND for this project on July 8, 2008.

The environmental review record for this Project is available for public viewing during regular business hours at the Commission's main office located at 2 Coral Circle in Monterey Park.

**IMPACT ON CURRENT PROJECT**

The proposed action is a necessary step to provide bond financing for 105<sup>th</sup> Street & Normandie Senior Housing, which will increase the supply of affordable multifamily housing in the County with long-term affordability.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN  
Executive Director

cc: Chief Executive Officer  
Acting County Counsel  
Executive Officer, Board of Supervisors

Attachments: 1

SR:gk:jwr

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING  
REVENUE BONDS AND RELATED ACTIONS

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") intends to adopt a plan of financing to sell and issue multifamily housing revenue bonds in one or more series issued from time to time, and at no time to exceed \$8,000,000 in outstanding aggregate principal amount (the "Bonds"), in order to assist in financing the acquisition and construction of a multifamily rental housing development consisting of 62 units located at 10402, 10408, 10410 and 10426 South Normandie Avenue, 1344 West 104<sup>th</sup> Street and 1335 West 105<sup>th</sup> Street in unincorporated West Athens/Westmont (the "Project"), to be owned by Normandie Senior Housing Partners, L.P., a California Limited Partnership (or an affiliate or assign); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), the Bonds are required to be approved prior to their issuance by the applicable elected representative of the governmental unit on whose behalf the bonds are expected to be issued and by each governmental unit having jurisdiction over the area in which any facility financed by such bonds is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the interest on the Bonds may qualify for exclusion from gross income under Section 103 of the Internal Revenue Code of 1986 (the "Code"), only if the Bonds are approved in accordance with Section 147(f) of the Code; and

WHEREAS, the Project is located wholly within the County of Los Angeles, California; and

WHEREAS, this Board of Supervisors is the elected legislative body of the County and is the applicable elected representative of the Authority within the meaning of Section 147(f) of the Code; and

WHEREAS, pursuant to Section 147(f) of the Code, the Housing Authority of the County of Los Angeles has, following notice duly given, held a public hearing regarding the issuance of such Bonds on July 10, 2009, and now desires that the Board of Supervisors approve the issuance of such Bonds; and

WHEREAS, this Board hereby finds and declares that this resolution is being adopted pursuant to the powers granted by law;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board of Supervisors hereby approves the issuance of the Bonds by the Authority to finance costs of the Project. It is the purpose and intent of this Board of Supervisors that this Resolution constitute approval of the Bonds by the applicable elected representative of the issuer of the Bonds and the applicable elected representative of the

governmental unit having jurisdiction over the area in which the Project is located, in accordance with Section 147(f) of the Code.

3. The proper officers of the Authority are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the bonds are to be issued and sold shall be approved by the Board of Commissioners of the Authority in the manner provided by law prior to the sale thereof.

4. The Executive Officer-Clerk of the Board of Supervisors or a deputy thereof is directed to certify and deliver a copy of this Resolution to the Authority.

5. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles, State of California, this 15<sup>th</sup> day of ~~July~~ <sup>September</sup>, 2009, by the following vote:

AYES: Supervisors Molina, Ridley-Thomas, Yaroslavsky, Antonovich and Knabe

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

By   
Chairman of the Board of Supervisors

ATTEST:

SACHI A. HAMAI  
Executive Officer-Clerk  
of the Board of Supervisors

By:   
Deputy



APPROVED AS TO FORM:

Robert E. Kalunian  
Acting County Counsel

By:   
Deputy